

Town of Nolensville  
Planning Commission Meeting  
Regular Meeting  
June 9, 2005  
7:00 P.M.  
At Nolensville Elementary School

Members in attendance were as follows: Jimmy Alexander, Larry Gardner, Kristie McArthur, Frank Wilson, Charles Knapper, Willis Wells, and Bob Haines. Absent were Rick Fisher, Bob Notestine, Bill Terry, and James Clark.  
Staff present was Henry Laird, Richard Woodroof, and Tonia Smith

Agenda Item I- Meeting called to order by Chairman Willis Wells

Agenda Item II- Pledge of Allegiance

Agenda Item III- Approval of Minutes

Larry Gardner made a motion to approve the minutes, seconded by Bob Haines, passed unanimously.

Agenda Item IV- Citizen Comments

Ted Behar – 968 Sam Donald Rd- express his concerns on the Open Space. Ask the board to focus on what was and was not being done with the open space. He suggested that the developers should show what exactly their plans for the open spaces were.

Charles Knapper stated we will be asking the developer to give the town more details of there plan for the open spaces of their development.

Agenda Item V- New Business

a.) **Major Thoroughfare Plan**

Charles Knapper stated that Gillian is working on a revised map of the Major Thoroughfare Plan that would include the by-pass around the historic part of Nolensville. He asked the board if they had any other concerns to contact him to discuss.

b.) **Car Wash – 7211 Nolensville Road**

Henry Laird stated staff recommendation is for approval.

Kristie McArthur made a motion for approval of the car wash of 7211 Nolensville Road. Bob Haines seconded the motion, passed unanimously.

c.) **The Reserve at Bent Creek**

Richard Woodroof stated they are asking for variances from the subdivisions regulations of the maximum length of the dead-end road to be more than 700 feet and the design speed. If the variances are granted, it is staff's recommendation of approval of the PUD overlay with this concept plan.

Eric McNeely-Stantac – stated we are asking for a 400 feet variance for the road, it is 1100 feet.

Larry Gardner asked, "Did you every consider tying this into Bent Creek?"  
Eric McNeely- answer, "No sir, we did not. This is 41 lots with nicer homes."

There was heavy discussion about the following:

- Widening the road two to three feet
- Developers providing the footprints of the houses and cost of homes
- Turn lines on Sam Donald Road
- Study of egress to subdivision
- Bridge connecting trail to Bent Creek
- Street trees- having them in front of house instead of between sidewalk and road.
- Issue with guest parking
- Emergency exit at other end of road.
- Plans for the open spaces
- 30 feet frontyard setbacks
- Diameter of curb in cul-de-sacs

Charles Knapper made a motion to defer to next month until some of the issue could be reviewed. Bob Haines seconded the motion, passed unanimously.

**d.) Urban Residential Recommendation**

Bob Haines made a motion to accept Henry Laird amendment to the zoning as followed:

Amend 2.2.4 Urban Residential (UR)

Delete the second sentence and replace with the following sentences:

All development under the UR district will be required to be approved as a UR/Planned Development District that follows an approved detailed development plan and must obtain approval from Town of Nolensville Planning Commission and BOMA. Single family detached housing maximum is 4 units/acre while the maximum density for attached housing is 5 units/acre. The minimum open space requirements shall be 10% of the total tract.

The application process could be similar to the PUD steps under 2.2.11 except the development standards would reflect the higher density allowed under a development plan acceptable by the Town.

Delete the Bulk Regulations – Urban Residential (UR) in this section.

Amend 2.2.11(1) under Relationship between Planned Unit Development and the underlying zoning districts

To read that PUDS are allowed in all zoning districts except the Village, Village Fringe, and Urban Residential district.

Jimmy Alexander seconded the motion, passed unanimously.

**e.) Auto Sales**

Bob Haines made a motion to accept Henry Laird amendment to the zoning as followed:

1. Revise Article 1.13.2 to define vehicular sales and services to include automotive and recreational motor sales and services, boat, truck and trailer sales.
2. Revise Article 2.2.7 to change the CS zone to allow vehicular sales and services under permitted with conditions.

3. Add Article 2.6.0 to establish conditions for which vehicular sales and services must meet to be permitted under the CS zoning district.

- A. Not allow access on a local street.
- B. Minimum lot size should be two (2) acres for auto, truck, boat sales; one (1) acre for Automotive service/repair or similar uses.
- C. No inoperable motor vehicles can be kept on premises of vehicular sales operations.
- D. Repair of any type vehicle must be performed within closed buildings.
- E. No outdoor loudspeakers.
- F. Must meet performance standards in Article 8 (lighting, noise, etc.)

Jimmy Alexander second the motion, passed unanimously.

**f.) Food Service**

Charles Knapper made a motion to recommend to the Board of Mayor and Aldermen, Henry Laird's recommendation of Food Service Stands with the conditions of language to be added and approved by Bob Notestine to allow certain mobile food services in the subdivisions under construction. Larry Gardner seconded the motion, passed unanimously. Henry Laird's recommendations were as follow:

Revise 1.13.2 to add definition of Food Service Stands as follows:

A stand or other device of temporary, portable nature, usually without permanent water/sewer services, not enclosed in a building structure, that sells food and related items.

Revise 4.1.3 to add paragraph G. as follows:

Food service stands, including trailers and vehicles or other portable devices, shall not be allowed except in association with an approved temporary festival with approval from the festival managers and property owners.

Require a temporary permit that includes permission from the owners of property where they will operate.

Operator must meet any Health Department regulations concerning food preparation and sales.

**g.) Village Fringe District**

Richard Woodroof stated the village fringe district was recommended to the Board of Mayor and Aldermen on May 9, 2002. This is the properties south of the cemetery that are zoned village to be rezone to village fringe.

Kristie McArthur made a motion for approve to rezone the properties south of the cemetery from village to village fringe. Charles Knapper seconded the motion, passed unanimously.

**h.) Lot 279 of Ballenger Farms Revised Final Plat**

Henry Laird stated Beazer Homes has revised lot 279 of Ballenger Farms to correct a side setback issue with the house on that lot. The revised plat has been recorded for the lot. An

additional property pin along the side lot line 2' out at the back corner of the house was installed. No action is required by the Planning Commission.

Agenda Item VII- Old Business

**a.) Monthly Bond Report**

Richard Woodroof stated there were three bonds due this month; McFarlin Wood Sections 3 and McFarlin Wood Section 4 are due on the 12<sup>th</sup> of June. Stonebrook Section 13C is due on the 28<sup>th</sup> of June. These bonds are recommended to be extended at their current amount until the punch list is complete.

Richard Woodroof also stated he has not received the bond renewals for section 3 and 4. He would like the board to approve that the bond be called if there is no renewal information turned in by Friday, June 10<sup>th</sup> at 10:00 am.

Larry Gardner made a motion to approve the bond report and to call the bonds for section 3 and 4 on Friday, June 10 at 10:00 am if no information has been turned in. Frank Wilson seconded the motion, passed unanimously.

**b.) Other Business**

Richard Woodroof stated he has three things to discuss:

1. Temporary Dead-End Roads in subdivisions shall have a sign stating "Future Through Street, Subject to Extension by the Town of Nolensville for Traffic Safety and Public Access".
2. Definitions were passed out some months ago. Henry Laird is revising them and we will have them in the Planning Commission Packet in the next month or two.
3. Interior Parking Area Requirements from the curb.

Bob Haines made a motion for interior parking area from the curb to be 40 feet. Jimmy Alexander seconded the motion, passed unanimously.

Agenda Item VIII- Adjournment

Being no further business to come before the Planning Commission the meeting was adjourned at 8:55 P.M.

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Larry Gardner  
Secretary for the Planning Commission

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Date